## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

48 Erin Street, Preston Vic 3072

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |     |             |      |        |         |  |  |
|--|-------------|-----|-------------|-----|-------------|------|--------|---------|--|--|
| Range betweer  | \$980,000   |     | &           |     | \$1,050,000 |      |        |         |  |  |
| Median sale pr   | rice        |     |             |     |             |      |        |         |  |  |
| Median price   | \$1,132,500 | Pro | operty Type | Hou | se          |      | Suburb | Preston |  |  |
| Period - From  | 01/01/2023  | to  | 31/03/2023  |     | So          | urce | REIV   |         |  |  |

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price       | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1   | 189 Gower St PRESTON 3072    | \$1,085,000 | 15/02/2023   |
| 2   | 21 Grange St PRESTON 3072    | \$1,050,000 | 06/03/2023   |
| 3   | 28 Jackman St PRESTON 3072   | \$900,000   | 06/02/2023   |

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

08/05/2023 12:04



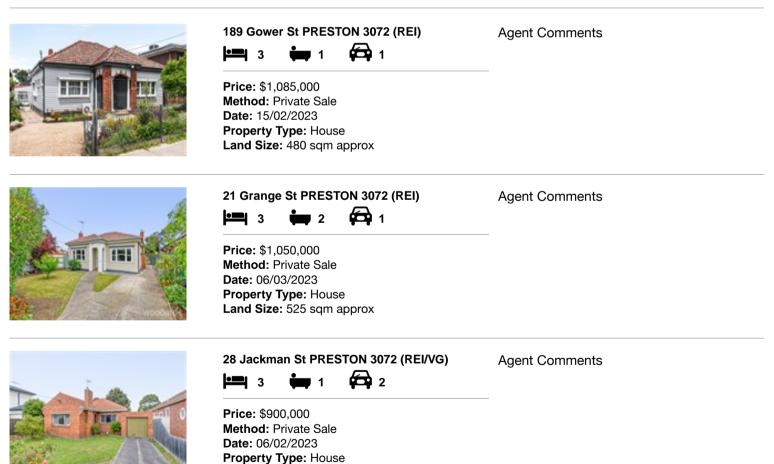






**Property Type:** House **Land Size:** 426 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,050,000 Median House Price March quarter 2023: \$1,132,500

# **Comparable Properties**







property data

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Land Size: 465 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.